

MEMORANDUM

March 11, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

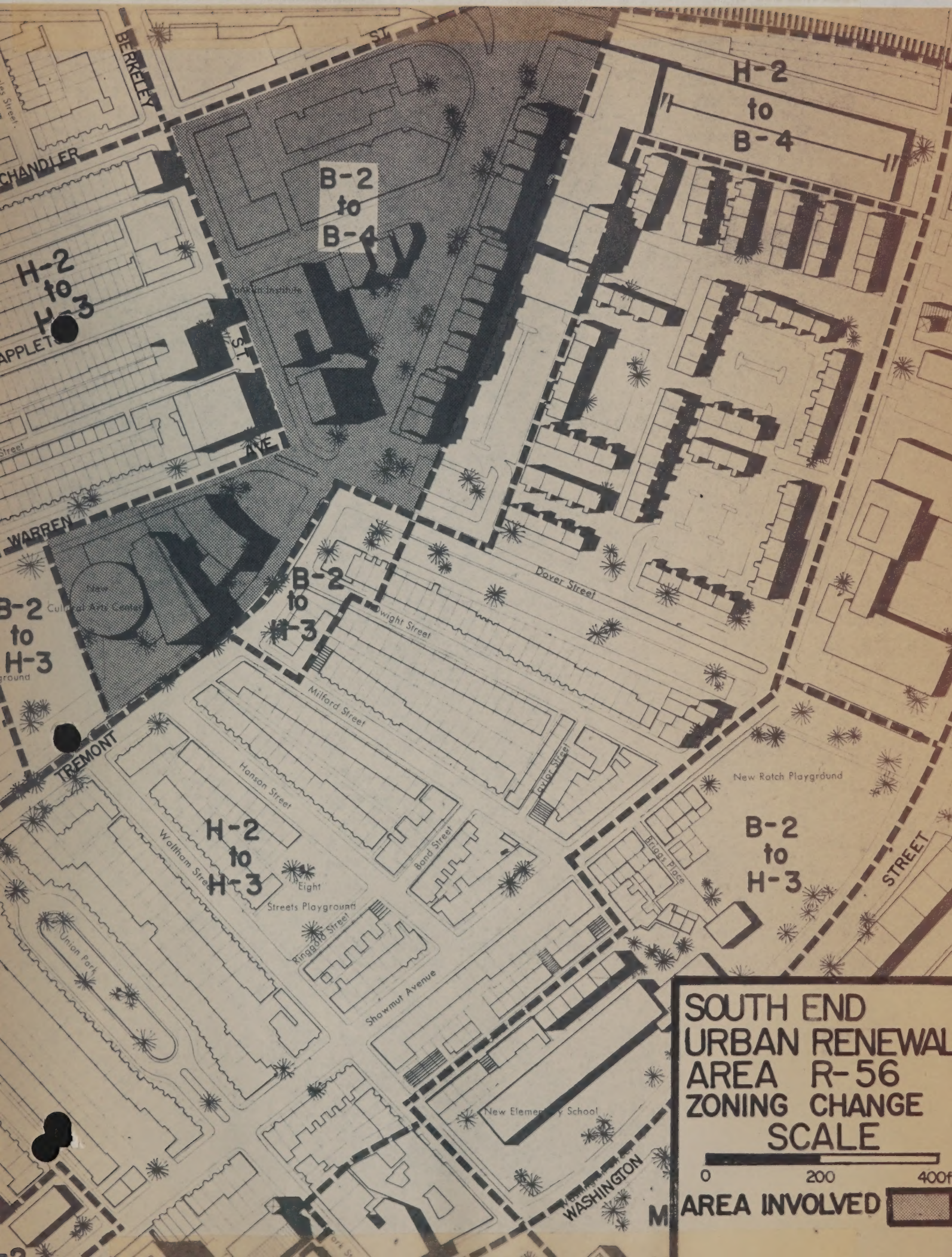
FROM: Robert T. Kenney, Director

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION
TO CHANGE AN AREA OF LAND IN THE SOUTH END URBAN
RENEWAL AREA FROM A B-2 TO A B-4 DISTRICT

The attached map is a portion of the Zone District Changes map from the South End Urban Renewal Plan. The South End Project Director wishes to implement the rezoning plan in so far as the shaded area is concerned. It is therefore requested that the Chief Zoning Officer be authorized to petition the Zoning Commission for a map amendment to change this area from a B-2 (general business, with a floor area ration of 2) to a B-4 (general business, with a floor area ratio of 4) district.

VOTED: That the Chief Zoning Officer is hereby authorized to petition the Zoning Commission for a map amendment to change from a B-2 to a B-4 district an area of land bounded:

Northwesterly by Chandler Street;
Northerly by the Massachusetts Turnpike;
Southeasterly by a line parallel to and 140
feet southeast of the southeasterly side of
Tremont Street;
Southwesterly by East Berkeley Street;
Southeasterly by Tremont Street;
Southwesterly by a line parallel to and
approximately 145 feet northeast of the
northeasterly side of Clarendon Street;
Northwesterly by Warren Avenue; and
Southwesterly by East Berkeley Street.



MEMORANDUM

March 11, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2091
Hellenic Womens Benevolent Associates
25 Alpine Street, Hyde Park

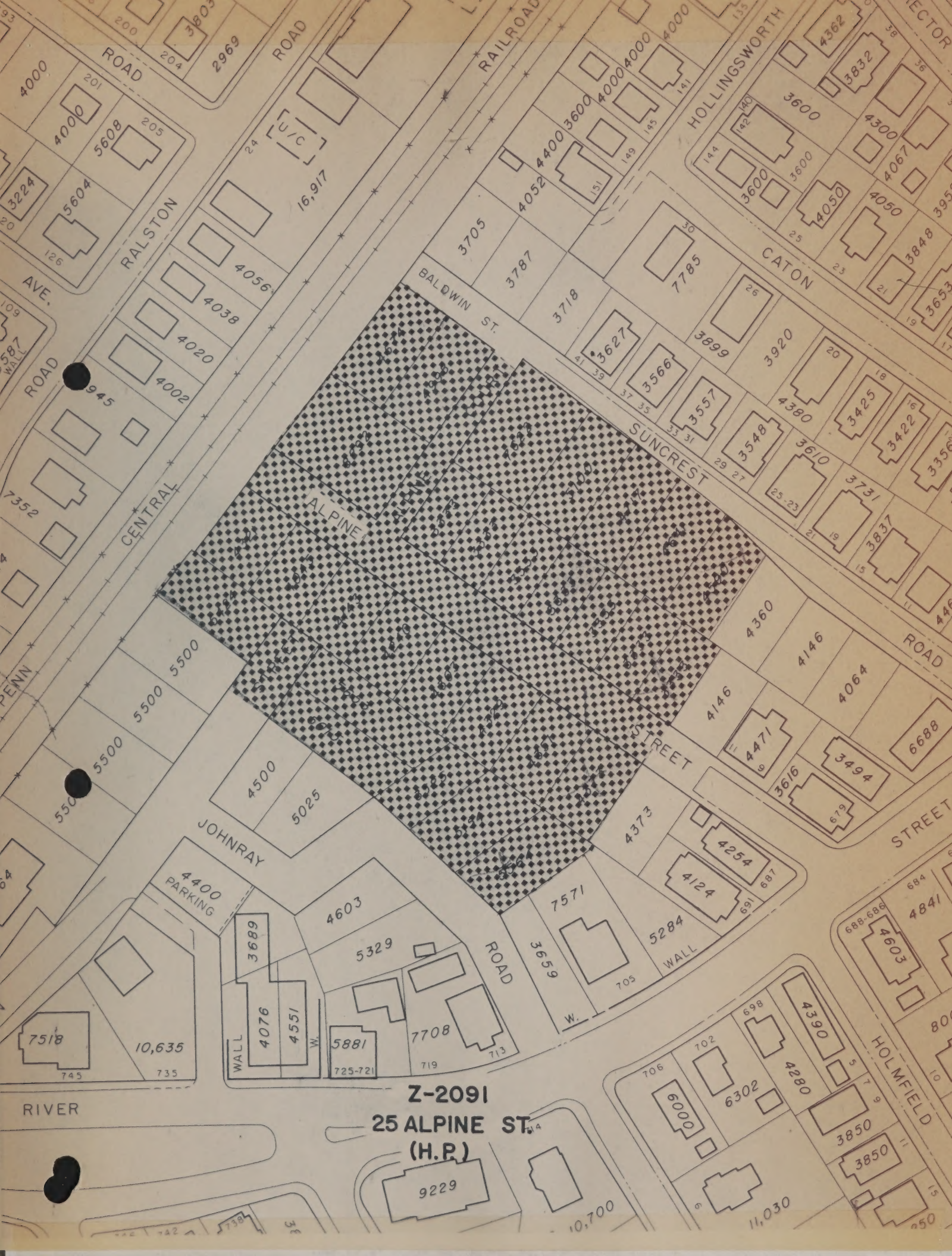
Petitioner seeks a forbidden use permit and two variances to erect a two story 120 bed nursing home in a Residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A nursing home is forbidden in an R-.5 district.		
Section 14-2. Lot area for additional unit is insufficient.	3000 sf/du	2073 sf/du
Section 23-3. Off stree parking is insufficient.	78 spaces	39 spaces

The property, located on Alpine Street near the intersection of River Street, contains 2.9 acres of land. The proposed nursing home use would be appropriate for the site. The staff is of the opinion that provision of one half of the required off street parking would be adequate for the proposed nursing facility.

However, the minimum width of the circular driveway should be 20 feet and that section of driveway parallel to the proposed facility should have a minimum width of 28 feet. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2091, brought by Hellenic Womens Benevolent Associates, 25 Alpine Street, Hyde Park, for a forbidden use permit and two variances to erect a two story 120 bed nursing home in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that the minimum width of the circular driveway be 20 feet and that the section of driveway parallel to the proposed facility have a minimum width of 28 feet.



Z-2091
25 ALPINE ST.
(H.P.)

9229

10,700

11,030

Board of Appeal Referral 3/11/71

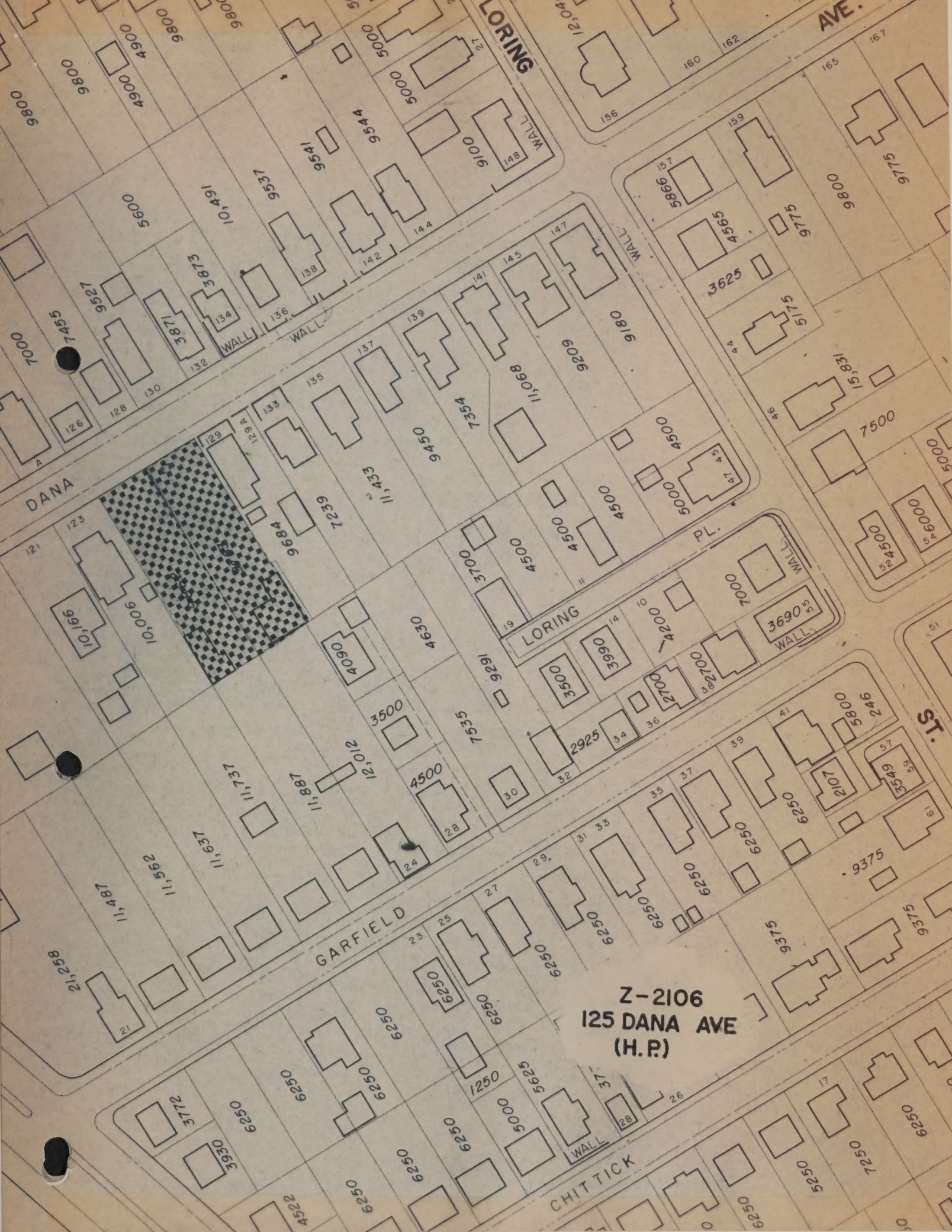
Petition No. Z-2106
John DiLetizia
125 Dana Avenue, Hyde Park

Petitioner seeks a forbidden use permit and a variance to erect a two family dwelling in a single family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A two family dwelling is forbidden in an S-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf/du	1000 sf/du

The property, located on Dana Avenue near the intersection of Truman Highway, contains a 2½ story frame structure on 18,795 square feet of land. The proposed dwelling would be consistent with other dwellings in the neighborhood. There would be no objection provided that two off street parking spaces are provided. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2106, brought by John DiLetizia, 125 Dana Avenue, Hyde Park, for a forbidden use permit and a variance to erect a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided that two off street parking spaces are supplied. The proposed dwelling would be consistent with other building types in the neighborhood.



Z-2106
125 DANA AVE
(H.P.)

Board of Appeal Referral 3/11/71

Petition No. Z-2113
Saul Feldman
1117-1123 Commonwealth Avenue
Allston

Petitioner seeks a change in a non-conforming use and a variance for a change of occupancy from radio and auto repair to three theatres in an apartment (H-2) district and a general business (B-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.		
Section 23-2. Off street parking is not provided.	126	0

The property, located on Commonwealth Avenue near the intersection of Brighton Avenue, contains a one story masonry commercial structure. The proposed theatre complex would consist of a stage production theatre and two mini movie theatres with a total capacity of approximately 1000 seats. The staff recommends the following provisos: a) that the petitioner ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide the required off street parking; b) that the stage theatre be leased for a reasonable period of time by a legitimate theatre company; c) that plans for proposed signs be submitted for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2113, brought by Saul Feldman, 1117-1123 Commonwealth Avenue, Allston, for a change in a non-conforming use and a variance for a change of occupancy from radio and auto repair to three theatres in an apartment (H-2) and a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: a) that the petitioner ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide the required off street parking; b) that the stage theatre be leased for a reasonable period of time to a legitimate theatre company; c) that plans for proposed signs be submitted for design review.

BRIGHTON

PARKING

M.B.T.A.

ST.

CHESTER STREET

FORDHAM ROAD

ST. LUKES ROAD

WALL

WALL

PARKING

M.B.T.A. AVENUE

COMMONWEALTH

THORNDIKE STREET

PARKING

PARKING

BOSTON
BROOKLINE

2-2113
1117-23 COMMONWEALTH AVE.
(ALLSTON)

CITY
TOWN

OF
OF

LAWTON STREET

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7228

7074

4993

93

10

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CHESTER

5327 4830 5041

3172 3251 3127

4584

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4092

4126

5185

5190

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21,133

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FORDHAM

7506 11,878

15,056

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8000

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